

July 20, 2022

Broad Ripple Village Association
Land Use & Development Committee
818 Broad Ripple Avenue
Indianapolis, IN 46220

City of Indianapolis
Department of Metropolitan Development
200 E. Washington St.
Indianapolis, IN 46204

RE: Broad Ripple Avenue Development Mixed-Use Project (BR HQ Real Estate, LLC)

To Whom It May Concern:

I am writing in full support of the proposed BR HQ Real Estate, LLC mixed-use development to be located on 6548, 6552, 6556 Cornell Avenue and 6535 Ferguson Street.

This building strives to elevate standards and be a true amenity to the Broad Ripple community and satisfy a variety of needs and goals identified in the Envision Broad Ripple Plan. This project will provide for hundreds of construction jobs and high-paying daytime office jobs to the neighborhood all the while providing another quality dining location for a local, family-owned restaurant born and operating in The Village for 40+ years.

As a neighbor, the pedestrian-friendly model is very appealing for both the office users and the restaurant patrons that I see as an attraction for employees to want to work and hopefully reside in the Village. This building is an investment in the future of the Broad Ripple Village, and the City of Indianapolis, and I hope that the applicable governing bodies will support it.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kyla Refragnon".

July 28, 2022

Metropolitan Development Commission
Attn. John J. Dillon, III, President
City-County Bldg.
200 East Washington Street
Indianapolis, IN 46204

Re: 6548, 6552, and 6556 Cornell Ave. and 6535 Ferguson St.
Docket No. 2022-CMP-821

Dear Commissioners:

I am one of the principals of Gershman Partners. In recent years, our firm has made a considerable investment in commercial real estate in the Broad Ripple area, including properties in very close proximity to the property which is the subject of the above-referenced petition to permit development of a mixed use building to include office space and a first floor restaurant.

Our current Broad Ripple projects include redevelopment of the former Kroger property (6220 Guilford Ave.), the Madera office building proposed to be developed at 65th and Ferguson Street, MicroVote Building (6366 Guilford Ave.), and other properties in the north Broad Ripple area.

I have reviewed the proposed site plan, elevations, and renderings. I am writing in support of the petition. I feel the proposed office building would be a positive addition to Broad Ripple. The height and massing of the proposed building will permit much needed density to bring office workers to support existing daytime retail uses in Broad Ripple. I understand that a variance is required to permit a surface parking lot adjacent to the proposed building. My opinion is that the parking lot should be permitted to provide the off street parking lot to support needed density.

I encourage the Metropolitan Development Commission to approve these petitions so that this development can move forward.

Sincerely,

GERSHMAN PARTNERS



By: Eric Gershman

July 26, 2022

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200 E. Washington St.
Indianapolis, IN 46204

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Sincerely,



Chris Dittoe
President and Co-Founder
Dittoe Public Relations
6426 N College Ave
Indianapolis, IN 46220

May 11, 2022

Broad Ripple Village Association
Land Use & Development Committee
818 Broad Ripple Avenue
Indianapolis, IN 46220

City of Indianapolis
Department of Metropolitan Development
200 E. Washington St.
Indianapolis, IN 46204

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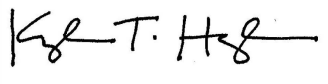
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Additionally, our company's headquarters have been based on Broad Ripple since 2001, and this project would be a great compliment to Broad Ripple Village!

Sincerely,
VERITAS REALTY

A handwritten signature in black ink that reads "Kyle T. Hughes". The signature is written in a cursive style with a horizontal line extending to the right.

Kyle T. Hughes, CCIM
Managing Principal

July 26, 2022

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Sincerely,


836 E. 64th St.

June 21, 2022

Broad Ripple Village Association
Land Use & Development Committee
818 Broad Ripple Avenue
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200 E. Washington St.
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Sincerely,



Billy HANNAN
OWNER/OPERATOR
BROAD RIPPLE BREWPUB

June 21, 2022
Broad Ripple Village Association
Land Use & Development Committee
818 Broad Ripple Avenue
Indianapolis, IN 46220

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Sincerely,



TIM BREUNIG

KCP-4685686-2

6/21/22

June 21, 2022

Broad Ripple Village Association
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Indianapolis, IN 46220

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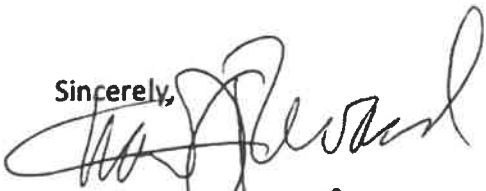
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Sincerely,



The Bike Line - 6520 CORNELL
CHARLIE REVARD, OWNER

May 31, 2022

Broad Ripple Village Association
Land Use & Development Committee
818 Broad Ripple Avenue
Indianapolis, IN 46220

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Sincerely,



ANDREW THOMPSON, CPA
OWNER, BOTTOM LINE ADVISORS

June 21, 2022

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Land Use & Development Committee
818 Broad Ripple Avenue
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Sincerely,



Michael Nieker Long time Village resident

June 21, 2022

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Sincerely,



- Aaron Morrow
- BVA member
- Long time Broad Ripple Resident

May 31, 2022

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Indianapolis, IN 46220

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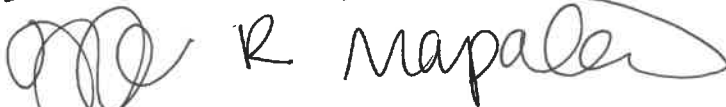
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Sincerely,

JENNIFER MAPALAD



owner

Body Temple Pilates Studio

June 22, 2022

Broad Ripple Village Association
Land Use & Development Committee
818 Broad Ripple Avenue
Indianapolis, IN 46220

City of Indianapolis
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Sincerely,

A handwritten signature in blue ink that reads "Jenner Lillibridge".

Jenner Lillibridge
Monon Row Resident
909 Junction Pl.
Indianapolis, IN 46220

May 17th, 2022

Broad Ripple Village Association
Land Use & Development Committee
818 Broad Ripple Avenue
Indianapolis, IN 46220

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Sincerely,



Layton John
President & Founder
LJI Wealth Management

May 27, 2022

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Sincerely,

Andrea Ciobanu,
owner of Ciobanu Law, PC
at 902 E. 66th Street
Indianapolis IN 46220



June 21st, 2022

Misha Rabinowitch
211 North Pennsylvania Street, Suite 1800
Indianapolis, IN 46204

RE: 2022-CZN-821 / 2022-CVR-821 / 2022-CVC-821 / 2022-CPL-821

Dear Mr. Rabinowitch:

The Broad Ripple Village Association would like to thank you for presenting at its Land Use and Development Committee meeting on June 16th, 2022 regarding the petition filed for the properties located at 6548, 6552 and 6556 Cornell Avenue and 6535 Ferguson Street.

The BRVA Land Use and Development Committee voted at its June 16th, 2022 meeting to support the proposed petition, providing the attached statement of commitments is recorded and incorporated into the approval.

The Committee appreciates the Petitioner's willingness to revise the development plan and building elevations to address concerns regarding configuration of the parking lot, massing, and design. This project will help bring much needed daytime office workers to the Broad Ripple community.

Please use this letter at the hearing before the Metropolitan Development Commission. If you have any questions, please contact Jordan Dillon, Executive Director for the BRVA at 317-251-2782 or by email to jordan@brva.org.

Sincerely yours,

A handwritten signature in blue ink that reads 'Karen Valiquett'. The signature is fluid and includes a circular flourish at the end.

Karen Valiquett, LUD Chairwoman

Cc: Kathleen Blackham, DMD Senior Planner

**Broad Ripple Village Association
818 Broad Ripple Avenue
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Sincerely,

Alacy A. Boggs
Owner, Simplicity Salon & Spa
6525 Ferguson St.